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From: Planning Department <planning@wlma.org.uk>
Sent: 29 December 2025 16:34
To: _planningadvice
Cc: HighwaysSUDsSupport
Subject: WMA response (H16-1224-25)

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FAO Oscar Patman

Reference Number: H16-1224-25

Proposal: Proposed Detached Garage with Home Gym / Games Room Above

Location: 43 Cowbit Road Spalding PE11 2RQ

Applicant: Mr J Anderson

Dear Oscar,

Thank you for your consultation on this Householder application above. The site is located within the Internal Drainage District of South Holland Internal Drainage Board.

We have reviewed the application documents. These proposals do not meet our threshold for commenting as per our Planning and Byelaw Strategy. For this reason the Board has no substantive comments.

The proposed new roof area is likely to enhance the rate and volume of surface water runoff locally. The applicant should take steps to prevent any possible flood nuisance which could affect neighbouring properties. The proposed building will require rainwater goods to be fitted and it may require a dedicated soakaway.

Kind regards,

Philippa



Philippa Noon (BA Hons, PhD, MSc, MCIWEM)

Compliance Manager

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